

उह न - ३
दस्तावेज क्र. (3317) / 2020
४४

On or towards East :- By Land Bearing Gut No. 48 and 51.
On or towards West :- By Land Bearing Survey No. 166.
On or towards South :- By Land Bearing Gut No. 41.
On or towards North :- By Land Bearing Gut No. 50 and 51



SIGNED SEALED AND DELIVERED
By the within named TRANSFEROR/S
Mr. Dhananjay Yashwant Phadtare

In the presence of _____



Phadtare



SIGNED SEALED AND DELIVERED
By the within named TRANSFEREE/S

1) **Mr. Lalit Deepak Bakare,**

In the presence of _____



Lalit D. Bakare



SIGNED SEALED AND DELIVERED
By the within named TRANSFEREE/S

2) **Mrs. Rajshree Lalit Bakare,**

In the presence of _____



RJB

WITNESS: -

1. *R. Phadtare*

2. *R.P. Phadtare*



३६ न - ३	
दस्तावे. 3364/2020	
१३	२३
14	11

the charges of stamp duty, registration fees, and the charges of this Agreement application, deeds, conveyance legal charges, whatsoever for the legal transfer of the rights, title and interest of the said premises in favour of the Transferee/s shall be borne and paid by the Transferee/s.

15. The parties hereby agree to abide by the provisions of the Maharashtra Co-Operative Societies Act 1960 as rules made there under and byelaws of the said society.

**IN WITNESS WHEREOF THE PARTIES HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
HAND AND SEAL TO THIS WRITING ON THE DAY AND
THE YEAR HEREINABOVE MENTIONED**

THE SCHEDULE ABOVE REFERRED TO

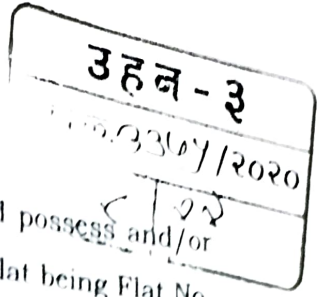
All that piece of residential Flat being Flat No. 002, on the **Ground Floor**, Area admeasuring about **545 Sq. Ft. (Carpet)** i.e. **50.65 Sq. Meters (Carpet)** in the Building No **C/4**, Building Type No. { **C** } known as **Shree Mahalaxmi Developers**, in the Society Building known as **Royal Park Complex** in the Society known as **Royal Park Wings C - 1 To C - 2 Co - Operative Housing Society Limited**", Situated on land bearing Gut No. **49**, C. T. S. No. **9277**, Ward No. - **8** the area known as **Shree Mahalaxmi Developers**, Near **Navare Nagar, "B"**, Cabin Road, Village - **Morivali Taluka - Ambernath**, District - **Thane** within the limits of the **Ambernath Municipal Council**, within the registration district **Thane**, Sub - Registration District **Ulhasnagar** and bounded as follows :-



Plakto

Salvo Bukang

Pur



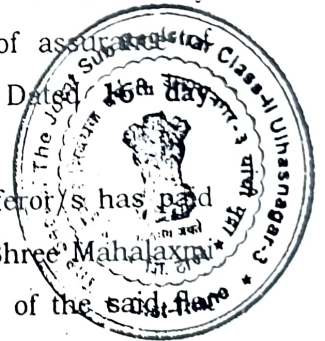
WHEREAS the Transferor/s owns and possess and/or otherwise well and sufficiently entitled to a Flat being Flat No. **002**, on the **Ground Floor**, Area admeasuring about **545 Sq Ft. (Carpet)** i.e. **50.65 Sq. Meters (Carpet)** in the Building No. **C/4**, Building Type No. { **C** } known as **Shree Mahalaxmi Developers**, in the Society Building known as **Royal Park Complex** in the Society known as **Royal Park Wings C - 1 To C - 6 Co. - Operative Housing Society Limited**", Situated on land bearing Gut No. **49**, C. T. S. No. **9277**, Ward No. **8** the area known as **Shree Mahalaxmi Developers**, Near **Laxmanrao Navare Nagar**, "B", Cabin Road, Village **Morivali**, Taluka - **Ambernath**, District - **Thane**, (hereinafter for the sake of brevity called and referred to as the ("SAID FLAT").

AND WHEREAS the Vendor/s/Transferor/s have purchased the above said Flat from M/s. **Shree Mahalaxmi Developers** a partnership firm having its Office at Gut No **56 (Part)**, "B" Cabin Road, **Bhawani Chowk**, **Ambernath (E)**, Tal. **Ambernath**, Dist. **Thane**, Pin No. **421501** through its partner **Mr. Anil J. Bathija** By Agreement For Sale Deed/Deed of Confirmation Dated **16th day of June 2009** which is duly registered at the office of Sub-Registrar of **Ulhasnagar** Under No. **2287/2009** on dated **16th day of June 2009**.

AND WHEREAS the Vendor/s/ Transferor/s has paid the full price consideration unto the M/s. **Shree Mahalaxmi Developers** and have taken the possession of the said flat and started enjoying the said flat as the absolute owner thereof.

AND WHEREAS this is the self acquired property of the Vendor/s/ Transferor/s.

AND WHEREAS the occupants of the said Society have got registered the Society under the name and style as "**Royal**



उह न - ३	
दस्त क्र. 3307/2020	
10	MR. DHANANJAY

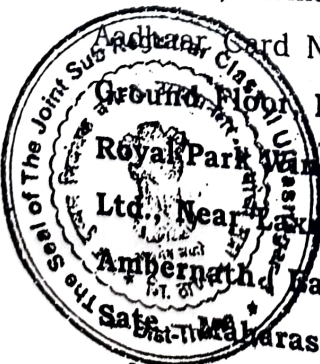
Indian Inhabitant, Age 51 years, Occ. - Housewife / Service / Business, Permanent Account Number AKFPP1240A, Aadhaar Card No. 5995 8693 8368, R/at - Flat No 002, Ground Floor, Building No. C/4, Building Type No. { C }, Royal Park Wings C - 1 To C - 6 Co. - Op. Housing Society Ltd., Near Laxmanrao Navare Nagar, "B" Cabin Road, Ambernath (East), Taluka - Ambernath, District - Thane, Sate - Maharashtra, Pin No. 421501 hereinafter called and referred to as the "TRANSFEROR/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

1) **MR. LALIT DEEPAK BAKARE**, adult Indian Inhabitant age 46 years, Occ. - Housewife / Service / Business, Permanent Account Number-AKSPB9324J, and Aadhaar Card No. 9794 4673 9330,

2) **MRS. RAJSHREE LALIT BAKARE**, adult Indian Inhabitant age 41 years, Occ. - Housewife / Service / Business, Permanent Account Number - AUZPB8869K, and Aadhaar Card No. 4094 5323 2726, R/at - Flat No 001, Ground Floor, Building No. C/4, Building Type No. { C }, Royal Park Wings C - 1 To C - 6 Co. - Op. Housing Society Ltd., Near Laxmanrao Navare Nagar, " B " Cabin Road, Ambernath (East), Taluka - Ambernath, District - Thane, Sate - Maharashtra, Pin No. 421501 hereinafter called and

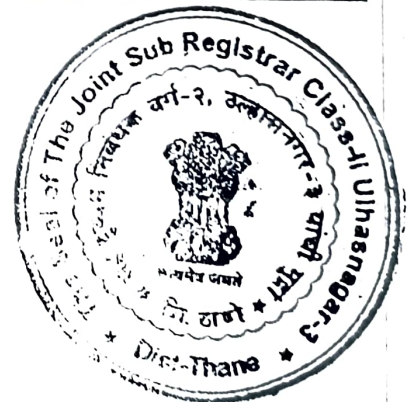
referred to as the "TRANSFEE/S" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include her/his heirs, executors and assigns)



Valuation ID	202009152834		मूल्यांकन प्रकार (राहती क्षेत्र - बांधीव)		
मूल्यांकनाचे वर्ष	2020	15 September 2020,01:24:33 PM			
मूल्य विभाग	उत्तरे	अन३			
उप मूल्य विभाग	सातुका : अंकापाठ				
क्षेत्राचे नंबर	2/10-बी-6/2) मोरिवली गावठीत नवो बाग अतिरिक्त इतर बाग बंधनाय घेऊ नये लागू नसाय टिकेकडील बाग (मोरीवली बाग)				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	A Class Palika				
कुली बंधीन	निवासी इतनिका	कमालत	कुपने	जीवोपेक	जेवनातये रकम
11000	47200	52000	61500	52000	बी. मीटर
बांधीव क्षेत्राची माहिती	60.78ची. मीटर	मिळकतीचा कार-	निवासी इतनिका	मिळकतीचा प्रकार-	अंकीय
बांधकाम क्षेत्र (Built Up)-	1-आर बी सी	मिळकतीचे वप -	11 to 20वें	मूल्यदर/बांधकामाचा दर-	Rs.47200/-
बांधकामाचे वर्गीकरण-	गाडी	मरता -	Ground Floor/Stilt Floor		
व्यावहारीक सुविधा -					
Sale Type - Resale	First Sale Date - 16/06/2009				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
पसा-बातुसार मिळकतीचा प्रति बी. मीटर मूल्यदर	$= (\text{वार्षिक मूल्यदर} * \text{पसा-बातुसार टक्केवारी}) * \text{मरता निघन घट/वाढ}$ $= (47200 * (80 / 100)) * 100 / 100$ $= \text{Rs.37760/-}$				
A) मुख्य मिळकतीचे मूल्य	$= \text{वरील प्रमाणे मूल्य दर} * \text{मिळकतीचे क्षेत्र}$ $= 37760 * 60.78$ $= \text{Rs.2295052.8/-}$				
Applicable Rules	= 3, 18, 19				
एकत्रित अंतिम मूल्य	$= \text{मुख्य मिळकतीचे मूल्य} + \text{बांधकामाचे मूल्य} + \text{वेळोवेळी मरता क्षेत्र मूल्य} + \text{तलावचा मरतीचे मूल्य (कुली बांधकाम)} + \text{वरील मरतीचे मूल्य} + \text{अतिरिक्त बाग इत्यादी मूल्य} + \text{कुपन कॉन्वेन्शन बांधन इत्यादी मूल्य} + \text{इतरादी बांधकामाचा कुपन कोपेचे मूल्य} + \text{अतिरिक्त बांधकाम}$ $= A + B + C + D + E + F + G + H + I$ $= 2295052.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs.2295052.8/-}$				

Home

Print



SCANNING OK

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दस्त क्र. 33/09/2020

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13:30 PM
14/06/2021
65-41-20 PM

2021 06 14 13:30 PM

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नाथ श्री राजेश वरुण
पत्नी सवित्री - माळा नं. २, उमार्गीचे नाथ निवागी मदनिका
क्रमांक २२१ कळमजना विल्डिंग क्रमांक सी ८ टाईप क्रमांक सी
नयन पाके विंग क्रमांक सी १ ते सी ६ को ऑप ही गोसायटी लि वी
कीस गेट नवरे नगर जवळ पाण्याच्या टाकी जवळ अंबरनाथ (पुर्व)
पणे मोज मोडि वनी वानुषम अंबरनाथ जिन्हा ठाणे, व्हांक नं. -
पिन नं. महाराष्ट्र, THANE
पत्त नं. AKSPB1240A

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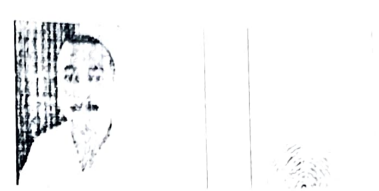
विहण घेणार
वय - 46
स्वाक्षरी



नाथ श्री राजेश वरुण
पत्नी सवित्री - माळा नं. २, उमार्गीचे नाथ निवागी मदनिका
क्रमांक २२१ कळमजना विल्डिंग क्रमांक सी ८ टाईप क्रमांक सी
नयन पाके विंग क्रमांक सी १ ते सी ६ को ऑप ही गोसायटी लि वी
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पणे मोज मोडि वनी वानुषम अंबरनाथ जिन्हा ठाणे, व्हांक नं. -
पिन नं. महाराष्ट्र, THANE
पत्त नं. AKSPB39324J

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विहण घेणार
वय - 41
स्वाक्षरी



नाथ श्री राजेश वरुण
पत्नी सवित्री - माळा नं. २, उमार्गीचे नाथ निवागी मदनिका
क्रमांक २२१ कळमजना विल्डिंग क्रमांक सी ८ टाईप क्रमांक सी
नयन पाके विंग क्रमांक सी १ ते सी ६ को ऑप ही गोसायटी लि वी
कीस गेट नवरे नगर जवळ पाण्याच्या टाकी जवळ अंबरनाथ (पुर्व)
पणे मोज मोडि वनी वानुषम अंबरनाथ जिन्हा ठाणे, व्हांक नं. -
पिन नं. महाराष्ट्र, THANE
पत्त नं. AUZPB8869K

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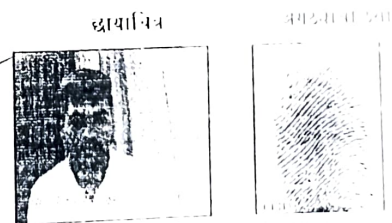


पत्र घेणार नाथाकर्त्रीन 65-चुक दुसऱ्या पत्र चा दस्त घेवज करुन दिल्याचे कवून करुनान.
3 ची वेळ: 16/06/2021 01 : 41 : 20 PM

सम प्रेम निवडीन करतान की ने दस्त घेवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख परतियेनात

पत्रकाराचे नाथ व पत्नी
नाथ श्री राजेश वरुण -
वय 22
पत्नी अंबरनाथ
पिन कोड 421501

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स्वाक्षरी



नाथ श्री प्रमोद प्रमोद परदेशी
वय 71
पत्नी अंबरनाथ
पिन कोड 421501

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क.4 ची वेळ: 16/06/2021 01 : 42 : 00 PM

क.5 ची वेळ: 16/06/2021 01 : 42 : 20 PM नोंदणी पुस्तक 1 मध्ये

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Registrar Ulhasnagar 3





THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

App No MH05 20180010906
 Valid Till 13-05-2038 (NT)

DOI 14-05-2018



AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA 14-05-2018
 GOV DOI
 LMV 14-05-2018
 MCWG 14-05-2018

FORNIT
 RULE 16 (D)



DOB 23-09-1999 BG

Name SHUBHAM BAKRE
 S/DW of LALIT BAKRE
 Add C4/001 ROYAL PARK B CABIN ROAD NAVRE NAGAR
 Ambarnath(M CI)
 AMBARNATH (E), THANE, MH
 PIN 421501
 Signature & ID of Issuing Authority MH05

Issued by

Signature/Thumb
 Impression of Holder

व. संख्या / PERMANENT ACCOUNT NUMBER

AE.APB0033N

नाम / NAME

ANIL JESSARAM BATHIJA



पिता का नाम / FATHER'S NAME

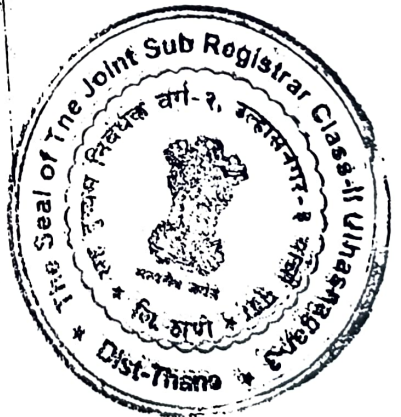
JESSARAM NICHANMAL BATHIJA

जन्म तिथि / DATE OF BIRTH

03-02-1969

हस्ताक्षर / SIGNATURE

आयकर अधिकारी, पुणे
 Commissioner of Income-tax I, Pune



उहन - ३	
दस्त क्र. ५११४/२०२१	
२३	२६

384-3
 2020/2020
 14

Page 18

14. It is mutually agreed by and between the parties that the charges of stamp duty, registration fees, and the charges of this Agreement, application, deeds, conveyance, legal charges, whatsoever for the legal transfer of the rights, title and interest of the said premises in favour of the transferee shall be borne and paid by the Transferee/s.

15. The parties hereby agree to abide by the provisions of the Maharashtra Co Operative Societies Act 1960 as well as the made there under and byelaws of the said society

IN WITNESS WHEREOF THE PARTIES HAVE
 HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
 HAND AND SEAL TO THIS WRITING ON THE DAY AND
 THE YEAR HEREINABOVE MENTIONED

THE SCHEDULE ABOVE REFERRED TO

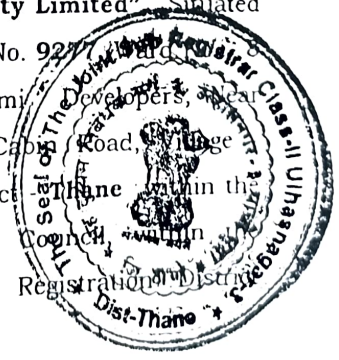
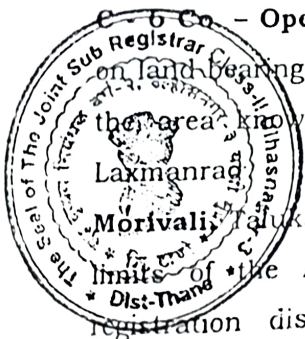
All that piece of residential Flat being Flat No. 002, on the **Ground** Floor, Area admeasuring about 545 Sq. Ft. (Carpet) i.e. 50.65 Sq. Meters (Carpet) in the Building No C/4, Building Type No. { C } known as Shree Mahalaxmi Developers, in the Society Building known as Royal Park Complex in the Society known as Royal Park Wings C - 1 To

"C - 6 Co - Operative Housing Society Limited" Situated on land bearing Gut No. 49, C. T. S. No. 927

the area known as Shree Mahalaxmi Developers, near Laxmanrao Navare Nagar, "B", Cab Road, Thane

Morivali Taluka - Ambernath, District Thane within the limits of the Ambernath Municipal Council

Registration district Thane, Sub - Registration district Ulhasnagar and bounded as follows :-



Quarto

Sahib Borkar

PK

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 दस्ता. 999 2, 2029

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27/02/2020
P/S

Park Wings C - 1 To C - 6 Co. - Operative Housing Society Limited", Under No. T. N. A. / A. B. N. / H. S. G / (T. N. A.) 22769/2010 - 2011 on Dated 17/02/2011.

AND WHEREAS the Society has issued the Certificate Sr. No. 50, Member's Register No 50 and the 501 To 510 On dated

AND WHEREAS the said property is converted to non-Agricultural use under the order passed by the collector thane under No Revenue/ULC/ULN/5%SVP/KV-90 dated 11/03/2020.

AND WHEREAS the Transferor/s on their own volition will decided to sell the authorized premises on ownership basis together with undivided right title and interest in and upon the said premises.

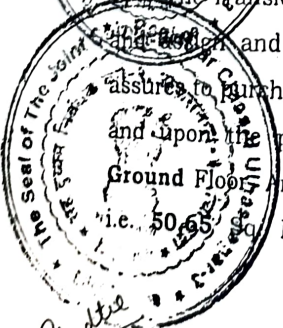
AND WHEREAS the Transferee/s being in need of suitable premises came to know of the same, approached the Transferor/s and offered to purchase the said premises together with the right title and interest in and upon the said premises at and for a lump sum price/consideration of Rupees 23,00,000/-

AND WHEREAS after considering the said offer from all the angles and being found, the same fair at the present market value the same has been ultimately accepted by the

TRANSFEREE/S.

AND NOW THEREFORE THIS AGREEMENT WITNESSED AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HER TO AS UNDER :-

1. The Transferor/s doth hereby agrees and assures to sell the said premises and the Transferee/s doth hereby agrees and assures to purchase and acquire the right title and interest in and upon the said premises Flat being Flat No. 002, on the Ground Floor Area admeasuring about 545 Sq. Ft. (Carpet) i.e. 50.65 Sq. Meters (Carpet) in the Building No C/4,



[Signature]

[Signature]

[Signature]

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27/02/2020

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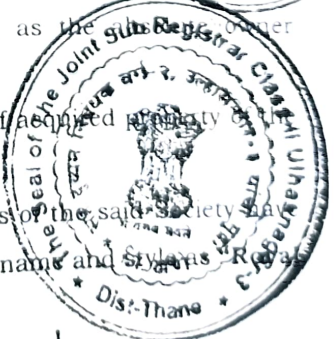
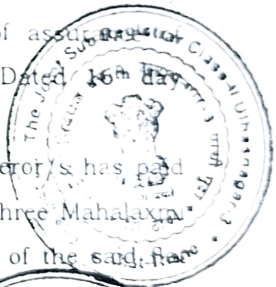
WHEREAS the Transferor/Transferors and the Vendor/Transferors and otherwise well and lawfully owned and possessed by the Transferor/Transferors and Vendor/Transferors a Flat No. 545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600, on the Ground Floor Area of the said Building, situated at Plot No. 17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100, Building Type No. 17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100, Developers in the Society Building known as Royal Park Wings C-1 To C-6 Co. - Operative Housing Society Limited, situated on land bearing Gut No. 49, C.T. No. 9277, located in the area known as Shree Mahalaxmi Developers near Laxmanrao Navare Nagar, "B" Cabin Road, near Merivali, Taluka - Ambarnath, District - Thane (hereinafter for the sake of brevity called and referred to as the "SAID FLAT").

AND WHEREAS the Vendor/s/Transferor/s have purchased the above said Flat from M/s. Shree Mahalaxmi Developers a partnership firm having its Office at Gut No. 50 (Part), "B" Cabin Road, Bhawani Chowk, Ambarnath (B. Tal. Ambarnath, Dist. Thane, Pin No. 421501 through its partner Mr. Anil J. Bathija By Agreement For Sale Deed/Deed of Confirmation Dated 16th day of June 2009 which is duly registered at the office of Sub-Registrar of Assurances, Ulhasnagar Under No. 2287/2009 on dated 16th day of June 2009.

AND WHEREAS the Vendor/s/ Transferor/s has paid the full price consideration unto the M/s. Shree Mahalaxmi Developers and have taken the possession of the said Flat and started enjoying the said flat as the owner thereof.

AND WHEREAS this is the self acquired property of the Vendor/s/ Transferor/s.

AND WHEREAS the occupants of the said Society have got registered the Society under the name and style of Shree Mahalaxmi Developers Registered Society.



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Handwritten signature

Handwritten initials

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Village : Motivali
Taluka : Ambernath,
Dist. : Thane,
Flat No. : 002
Floor : Ground Floor
Area of Flat : Adm. 545 Sq. Ft. (Carpet),
Society Name : "Royal Park Wings C - 1 To C - 6
Co. - Op. Housing Society Limited"
Building in Project : "Royal Park ",
S. No. / H. No : 49,
C. T. S. No. : 9277
Govt. Rate : @ Rs 47,200/- Sq. Mt.,
Market Value : Rs. 22,95,100/-
Actual Value : Rs. 23,00,000/-
Stamp Duty : Rs. 69,000/-
Register Duty : Rs. 23,000/-

|| श्री ||

**AGREEMENT FOR TRANSFER OF A FLAT BY
MEMBER OF A CO - OPERATIVE HOUSING SOCIETY**

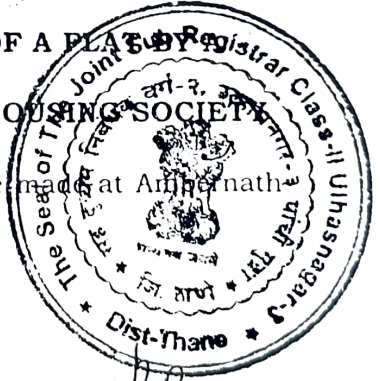
This Article Of Agreement For Sale made at Ambernath
on the 16th day of Sep. 2020.

BETWEEN

Pradhe

Salit's Bakery

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दस्त क्र. 3367/2020
६/१४



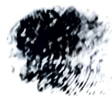


SIGNED SEALED AND DELIVERED

by the within named "TRANSFEREE/S"

2) Mrs. Rajshree Lalit Bakare

In the presence of

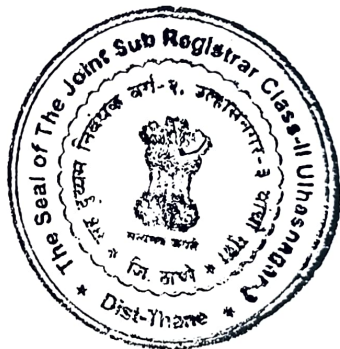


RJB

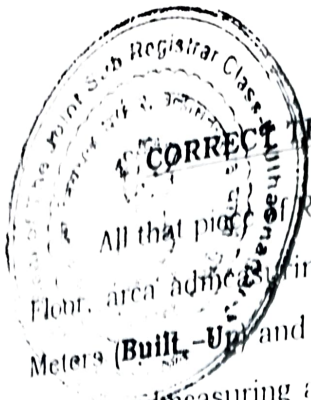
WITNESSES: -

1. *Shubh Bakare*

2. *R.P. Phodale*



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दस्त	५९९२०२९
१०/२६	



THE SCHEDULE ABOVE REFERRED TO

All that plot of Residential Flat being Flat No. 002, on the Ground Floor, area admeasuring about 545 Sq. Ft. (Built -Up) i.e. 50.67 Meters (Built -Up) and area admeasuring about 403.30 Sq. ft. (Carpet) i.e. area admeasuring about 37.48 Sq. Meters (Carpet) in the Building No C/4, Building Type No. { C } known as Shree Mahalaxmi Developer in the Society Building known as Royal Park Complex in the City known as Royal Park Wings C - 4 To C - 6 Co. - Operative Housing Society Limited", Situated on land bearing Gut No. 49, C. T. S. No. 42 Ward No. - 8 the area known as Shree Mahalaxmi Developer, Laxmanrao Navare Nagar, "B", Cabin Road, Village - Morivali, Taluka - Ambernath, District - Thane, within the limits of the Ambernath Municipal Council, within the Registration District Thane, Sub-Registration District Ulhasnagar and bounded as follows:-

- On or towards East :- By Land Bearing Gut No. 48 and 51,
- On or towards West :- By Land Bearing Survey No. 166,
- On or towards South :- By Land Bearing Gut No. 41,
- On or towards North :- By Land Bearing Gut No. 50 and



SIGNED SEALED AND DELIVERED by }
the within named "**TRANSFEROR/S**" }
Mr. Dhananjay Yashwant Phadtare }

In the presence of _____ }



[Handwritten signature]



SIGNED SEALED AND DELIVERED }
by the within named "**TRANSFeree/S**" }
1) Mr. Lalit Deepak Bakare }

In the presence of _____ }



[Handwritten signature]

WITNESSES: -

1. *[Handwritten signature]*

2. *[Handwritten signature]*



deem it expedient to correct & rectified the said mistakes by executing this Correction Deed.

NOW THIS DEED OF CORRECTION WITNESSETH AS UNDER:

1. That the Agreement for Sale, dated 15th day of September 2020 Executed by and between the parties hereto and further registered in the office of Sub Registrar Uthmanagar 3, Vide Reg. No. 3375/2020 dated 15/09/2020 be hereby corrected/rectified.
2. That the parties have now agreed to correct/rectify in the manner hereinafter appearing.

EXISTING AREA FORM AS WELL AS INDEX - II COPY AND AGREEMENT COPY

Index - II Copy and Agreement Copy, Page No. 06, 08, 09, 13, 15, 16 Typing Mistake in Index - II Copy and area admeasuring about 545 Sq. Ft. (Carpet).

CORRECT & MODIFIED EXISTING AREA FORM WELL AS INDEX - II COPY AND AGREEMENT COPY

Correct Agreement Copy and Reg. Page No. 06, 08, 09, 13, 15, 16 and area admeasuring about 545 Sq. Ft. (Built -Up) i.e. 50.65 Sq. Meters (Built -Up) and area admeasuring about 403.30 Sq. Meters (Carpet) i.e. area admeasuring about 37.48 Sq. Meters (Carpet).

3) That all other entries in the said Agreement shall remain UNALTERED.

4) That all records, writings, Deeds, Documents & Papers effecting by virtue of these presents be modified accordingly.

5) This Correction Deed is registered without any extra consideration from the Purchaser/s.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HERETO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN.

S. Gladie

Sulit Bakov

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of balconies proportionate area of midland common staircase area in the Building No C/4, Building Type No Shree Mahalaxmi Developers, in the Society Building known Park Complex in the Society known as Royal Park Wings Co-operative Housing Society Limited". Situated on land No 19, C.T.S No 9277, Ward No 8 the area known as Mahalaxmi Developers, Near Laxmanrao Navare Nagar Road, Village Morvah, Taluka Ambernath, District Thane limits of the Ambernath Municipal Council, within the District Thane, Sub-Registration District Ulhasnagar hereinafter. The Said Agreement, more particular described in the schedule.

AND WHEREAS the said Agreement has been lodged registration in the office of Sub-Registrar, Ulhasnagar-3, Vide Reg. No. **3375/2020** dated **15/09/2020**.

Sulita Bakam
AND WHEREAS the said Agreement has been lodged registration in the office of Sub-Registrar, Ulhasnagar-3, Vide Reg. No. 5114/2021 dated 16/06/2021

AB
AND WHEREAS both the parties have realized after registration that due Clerical/Oversight Page No. **06, 08, 09, 13, 15, 16** Typing Mistake in Index-II Copy and area admeasuring about **545 Sq. Ft. (Carpet)** is wrong mentioned in instead of Correct Agreement Copy and Page No. **06, 08, 09, 13, 15, 16** and area admeasuring about **545 Sq. Ft. (Built-Up)** and area admeasuring about **403.30 Sq. Meters (Carpet)** i.e. area admeasuring about **37.48 Sq. Meters (Carpet)**

AND WHEREAS On knowing the said clerical mistake the party of the second part has requested the party of the first part to execute this Correction Deed with a view to correct/rectify the said mistake of Flat No in the Said Agreement as well as in Agreement and to incorporate the correct intentions of both the parties.

Correction Deed
19/09/2021
AND WHEREAS

AND WHEREAS the Correct and area admeasuring about **545 Sq. Ft. (Built-Up)** i.e. **50.65 Sq. Meters (Built-Up)** and area admeasuring about **403.30 Sq. ft. (Carpet)** i.e. area admeasuring about **37.48 Sq. Meters (Carpet)** as mentioned in the Agreement for Sale dated **15th day of September 2020**.

AND WHEREAS both the parties have realized that there are above said certain oversight mistakes in the said in Agreement as well as in Agreement of the said Agreement for Sale and whereas the parties hereto

Sulita Bakam

Sulita Bakam

h.p

CORRECTION DEED

THIS CORRECTION DEED is made at Ambernath on this 16th day of June 2021

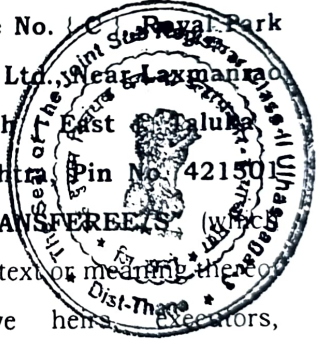
BETWEEN

MR. DHANANJAY YASHWANT PHADTARE adult Indian Inhabitant, Age 51 years, Occ. - Housewife / Service / Business, R/at Flat No 002, Ground Floor, Building No. C/4, Building Type No. (C), Royal Park Wings C - 1 To C - 6 Co. - Op. Housing Society Ltd., Near Laxmanrao Navare Nagar, "B" Cabin Road, Ambernath (East), Taluka - Ambernath, District - Thane, Sate - Maharashtra, Pin No. 421501 hereinafter called and referred to as the "TRANSFEROR/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its partners constituting the said firm from time being its successors, survivors, executors, administration and assigns) **THE PARTY OF THE FRIST PART.**

AND

1} MR. LALIT DEEPAK BAKARE, adult Indian Inhabitant age 46 years, Occ. - Housewife / Service / Business,

2} MRS. RAJSHREE LALIT BAKARE, adult Indian Inhabitant age 41 years, Occ. - Housewife / Service / Business, R/at - Flat No 001, Ground Floor, Building No. C/4, Building Type No. (C), Royal Park Wings C - 1 To C - 6 Co. - Op. Housing Society Ltd., Near Laxmanrao Navare Nagar, " B " Cabin Road, Ambernath (East) Taluka - Ambernath, District - Thane, Sate - Maharashtra, Pin No. 421501 hereinafter called and referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs, executors, administration and assigns) **THE PARTY OF THE SECOND PART.**



WHEREAS by Agreement for Sale dated 15th day of September 2020 Executed by and between the Builder / Promoters and Purchaser, the Builder / Promoters have agreed to sell and the purchaser has agreed to purchase a Flat being Flat No. 002 on the Ground Floor, area admeasuring about 545 Sq. Ft. (Built -Up) i.e. 50.65 Sq. Meters (Built-Up) and area admeasuring about 403.30 Sq. Ft. (Carpet) i.e. area admeasuring about 37.48 Sq. Meters (Carpet) (Which is inclusive of area

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Sukh B. Bakare

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CHALLAN
MR Form Number 6



MHC01249253202122L		BARCODE		Date	15/06/2021 14:32:52	Form No.	257
Inspector General of Registration				Payer Details			
Stamp Duty				TAX ID / PAN (if Any)			
Registration Fee				TAN No. (if Applicable)			
Name: UHB ULHASNAGAR 3-IT SUB REGISTRAR				Full Name	Lalit Deepak Bakare		
THANE				Flat/Block No.	Flat No. 002/3/15/No.9277		
2021-2022 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street	Village/Mahal/East Thane		
691326401	Stamp Duty	500.00		Area/Locality	Ambarnath		
691326320	Registration Fee	100.00		Town/City/District			
				PIN	4 2		
				Remarks (If Any)			
				SecondPartyName=Ms.Dhananjay Y Phadtare-			
				Amount In	Six Hundred Rupees Only		
Total		600.00		Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref No.	69103332021061515174	2686043072
Cheque/DD No.				Bank Date	RFD Date	15/06/2021-14 32 52	Not Verified with Scroll
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. . Date		Not Verified with Scroll	

Mobile No 9326012290

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Gladtie

Sunita S. Pukansh *RPB*



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दस्त क्र. ५९३/२०१९	
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16/06/2021



सूची क्र. 2

दुय्यम निबंधक - सह दु नि उल्हासनगर 3

दस्त क्रमांक : 5114/2021

नोंदणी

Regn 63m

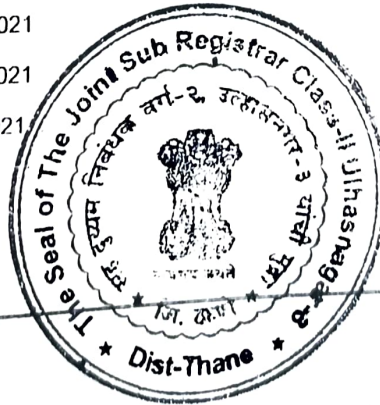
पावणे नाव मोदीवली

(1) विवेक्षाचा प्रचार	65 पुक दुय्यती पत्र	
(2) मोबदला	0	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1	
(4) प्र भाषण, पोटहिस्सा व घरक्रमांक (ससल्यास)		1) पालिकेचे नाव अंबरनाथ इतर वर्णन, इतर माहिती सदरील दस्त क्रमांक 3375/2020 दिनांक 15/09/2020 रोजी दुय्यम निबंधक उल्हासनगर - 3 येथे दस्त नोंद केलेले अप्रुव व्यावधीन रजिस्ट्रार पण नंबर - 06,08,09,13,15,16 आणि सूची क्रमांक 2, यापुढे नगर नुक्ने बिल्डिंग क्रमांक गी/4 या मधील निवासी सदनिका क्रमांक 002 चे क्षेत्रफळ 545 चौ. फूट { कार्पेट }, क्षेत्रफळ 50 65 चौ. फूट { कार्पेट } असे नोंद आहे. सदरील बरोबर बिल्डिंग क्रमांक गी/4 या मधील निवासी सदनिका क्रमांक 002 चे क्षेत्रफळ 545 चौ. फूट { बांधीव }, क्षेत्रफळ 50 65 चौ. फीटर { बांधीव }, तसेच क्षेत्रफळ 403 30 चौ. फूट { कार्पेट }, क्षेत्रफळ 37 48 चौ. फीटर { कार्पेट }, हे समजण्यात यावे. सदरील दस्तात नमुद केल्याप्रमाणे नोंद बरो समजण्यात यावे ((C.T.S. Number : 9277))
(5) क्षेत्रफळ	1) 545 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		1) नाव:-श्री धनंजय यशवंत फडतरे वय:-51; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव निवासी सदनिका क्रमांक ००२ तळमजला बिल्डिंग क्रमांक सी ४ टाईप क्रमांक सी रॉयल पार्क विंग क्रमांक सी १ ते सी ६ को ऑफ हौ सोसायटी लि बी केबिन रोड नवरे नगर जवळ पाण्याच्या टाकी जवळ अंबरनाथ { पूर्व } मोजे मोरिवली तालुका अंबरनाथ जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421501 पॅन नं:-AKFPP1240A
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.		1) नाव:-श्री ललित दीपक बकरे वय:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव निवासी सदनिका क्रमांक ००१ तळमजला बिल्डिंग क्रमांक सी ४ टाईप क्रमांक सी रॉयल पार्क विंग क्रमांक सी १ ते सी ६ को ऑफ हौ सोसायटी लि बी केबिन रोड नवरे नगर जवळ पाण्याच्या टाकी जवळ अंबरनाथ { पूर्व } मोजे मोरिवली तालुका अंबरनाथ जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421501 पॅन नं:-AKSPB9324J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता		2) नाव:-सौ राजश्री ललित बकरे वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव निवासी सदनिका क्रमांक ००१ तळमजला बिल्डिंग क्रमांक सी ४ टाईप क्रमांक सी रॉयल पार्क विंग क्रमांक सी १ ते सी ६ को ऑफ हौ सोसायटी लि बी केबिन रोड नवरे नगर जवळ पाण्याच्या टाकी जवळ अंबरनाथ { पूर्व } मोजे मोरिवली तालुका अंबरनाथ जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421501 पॅन नं:-AUZPB8869K
(9) दस्तऐवज करून दिल्याचा दिनांक	16/06/2021	
(10) दस्त नोंदणी केल्याचा दिनांक	16/06/2021	
(11) अनुक्रमांक, खंड व पृष्ठ	5114/2021	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) श्रेय		

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क.३